



Application date: _____

AMENDMENT TO OFFICIAL ZONING MAPS FOR TALBOT COUNTY

All below zoning map amendments may be initiated by the County Council, Planning Commission, Planning Officer, or by a person with a committed financial, contractual or propriety interest in the property to be affected by the proposed amendment. Applications must be accompanied by 15 copies of plats drawn to scale showing the existing and proposed zoning boundaries and other information needed to locate the parcel and as defined within the specific section of the ordinance related to the proposed amendment.

☐ - **GROWTH ALLOCATION (§190-109 D)**

The purpose of a Growth Allocation District Boundary Amendment is to create lots or parcels that maximize the opportunities for clustered development that protect habitat and agricultural resources as outlined in § 190-109 D.

☐ - **HISTORIC DISTRICT OVERLAY ZONE (§190-36)**

The purpose of the Historic District Overlay Zone is to preserve the structures in the County which have historic value together with their appurtenances and environmental settings as outlined in § 190-36.

☐ - **BUFFER MANAGEMENT AREA (§190-88.1 C)**

The purpose of the Critical Area Buffer Management Areas is to allow a reduced buffer from Mean High Water for properties which demonstrate that existing patterns of residential, commercial, and industrial development prevent the buffer from fulfilling its natural function.

☐ - **CHANGE IN ZONING (§190-109 B)**

After a review of the applicable findings, the Council may:

- (a) Grant the amendment based upon a finding that there was a substantial change in the character of the neighborhood where the property is located; or
- (b) Grant the amendment based upon the fact that there was a mistake in the existing zoning classification

☐ - **OTHER CHANGES TO OFFICIAL ZONING DISTRICT MAP**

Please specify your change request:

ADMINISTRATIVE REVIEW PROCEDURES (§190-109C)

- 1.) The application shall first be referred by the County Council to the Planning Officer for an investigation and recommendation.
 - a) The Planning Officer shall cause such investigation to be made as he deems necessary.
 - b) The Planning Officer shall hold such informal public hearings as he deems appropriate.
 - c) The Planning Office shall refer all such amendments to the Planning Commission for their review and subsequent recommendations.
 - d) The Planning Office shall submit his recommendation, the recommendation of the Planning Commission and any pertinent information to the County Council within 60 days of the application filing.
- 2.) After receiving the recommendations of the Planning Officer and the Planning Commission concerning a proposal for an amendment to the Zoning Ordinance Maps, the Council shall determine whether or not the proposal is suitable to warrant the introduction of legislation. The Council may conduct any informal hearings they deem appropriate in making their determination.
- 3.) Upon Bill (legislation) introduction, the Council shall hold a public hearing in order that interested parties and citizens shall have the opportunity to be heard. The Council shall provide public notice of such a hearing in accordance with the provisions of § 190-112 of the Zoning Ordinance.
- 4.) A complete record shall be kept of the hearing, including the vote of all members of the Council in deciding all questions relating to the proposed amendment.

APPLICATION TO AMEND
THE OFFICIAL TALBOT COUNTY ZONING MAPS

APPLICATION DATE: _____

FEE PAID: _____

The applicant, in support of the amendment to the Official Zoning Maps, shall address the FINDINGS OF FACT in writing to accompany the application.

APPLICANT'S NAME: _____

TELEPHONE: (____) _____ E-MAIL ADDRESS: _____

ADDRESS: _____

PROPERTY OWNER'S NAME: _____

ADDRESS OF PROPERTY OWNER: _____

PROPERTY OWNER(S) SIGNATURE: _____

ADDRESS OF PROPERTY: _____

PROPERTY LOCATION MAP: _____ GRID _____ PARCEL _____ LOT _____

CURRENT ZONING: _____ PROPOSED ZONING: _____

SECTION OF ZONING ORDINANCE TO BE AMENDED: _____ PAGE # _____

PROPOSED USE OF PROPERTY: (USE ADDITIONAL SHEETS IF NECESSARY)

REASON REQUESTED: _____

I certify that all information provided on this application is true and correct. I further certify that I have read the above information and understand the process involved with Map Amendments to the Talbot County Official Zoning Maps.

Applicant's Signature

Date

FINDINGS OF FACT

1. Is the proposed rezoning consistent with the purposes and intent of the Talbot County Comprehensive Plan?

2. Is proposed rezoning compatible with existing and proposed development and land use in the surrounding area?

3. Are there available adequate public facilities for the rezoning?

4. How will the proposed rezoning effect present and future transportation patterns?

5. How will the proposed rezoning effect population change within the immediate area?

NOTE: *All the above must be answered in order to proceed with this application.*

The following must accompany this application:

- _____ Statement of significance
- _____ Photographic documentation
- _____ Letter of approval from property owner
- _____ Copy of deeds and/or legal description of district
- _____ Copy of tax map, sketch plan or plat map
- _____ Large scale map showing general location of property
- _____ Adjacent property owner list

Review process.

Prior to the Talbot County Planning Commission Review, the Planning Office will notify all adjoining property owners of the pending application and meeting date. The Planning Office will advertise the Planning Commission meeting at least 15 days prior to the meeting and will prepare a staff report to be presented to the Commission.

The Planning Commission will vote at their meeting and make a recommendation to the Talbot County Council to either approve or deny the application. In certain cases, they may require additional information. This request may be in the form of a condition to the approval or may require significant changes that will require scheduling a new public hearing and public advertising.

The Talbot County Council will then place the item on their agenda for an upcoming public hearing. The hearing will be publicly advertised and sponsored by a member or members of the County Council, at which time a Bill number will be assigned.

Two (2) publicly advertised hearings will follow. At the second public hearing the Bill will be voted on and, if approved, will become effective 60 days following the vote.

The county zoning maps will be modified immediately after the 60-day period (when the Bill becomes effective) delineating the new revision.